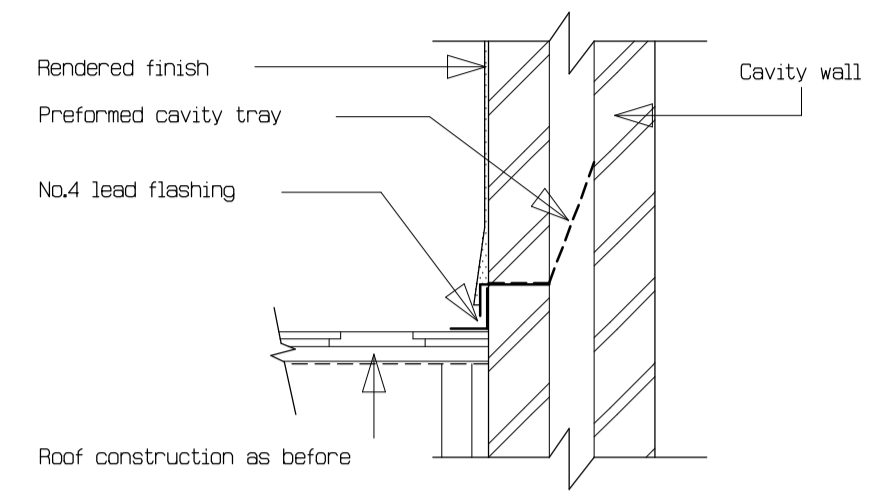




WEST ELEVATION



DETAIL SHOWING WALL/ROOF ABUTMENT

MAIN ROOF CONSTRUCTION

Provide roof finish as detailed on plans on 38 x 25mm battens on reinforced slaters felt to B.S. 747 on vac-vac treated roof trusses at 400mm maximum centres which shall be designed, constructed and braced in accordance with B.S. 5263, Part 3 1998, to both dwellings.
 Provide double trusses to both sides of all chimney breasts and trapdoors as indicated on elevations.
 Provide 100 x 25mm wind bracing at ridge, mid span and ceiling levels to the trusses. Provide 100 x 25mm web diagonal bracing inclined at 45 in the plane of the web. Provide longitudinal bracing at all node points.
 All structural timbers to be stress graded, C16 to B.S. 5268, Part 3 1998 and be marked 'Kiln Dried'.
 Extend roof over gables using 150 x 50mm cantilevered rafter and sprocket pieces at 600mm centres.
 Form valley at all projections in roof using diminishing valley jack rafter frames with ends securely fixed to 225 x 25mm lay battens, having No.4 lead flashing on top. (refer to standard detail 16).
 Wallplates to be 100mm x 50mm strapped to wall at 1.2m centres using 30 x 2.5mm galvanised iron straps fixed to wallplate and taken 450mm minimum down face of wall. Form 750x750mm trapdoors, where indicated on floor plan, and trim and seal in accordance with standard detail 4 and shall be clamped shut.
 All combustible materials to be 38mm minimum away from face of chimney breasts. Fit Glidvale SV603 soffit ventilators to give a continuous 10mm air gap for roofspace ventilation as Standard detail 5 to all soffit boards.
 Provide white coloured p.v.c. fascia, soffit and barge boards throughout.

CEILINGS

Provide 12.5mm plasterboard, bonding and skim to ceilings throughout dwelling on ground floor.

WALL CONSTRUCTION

External cavity walls to be built in 450 x 215 x 100mm concrete blocks to inner and outer skins on 600 x 300mm concrete foundations (1:2:4 mix).
 Provide d.p.c. 200mm minimum above ground level.
 Cavity to be filled with lean concrete from foundation level to within 175mm of d.p.c. Insulation to cavities to be 75mm Rockwool Batts.
 Ensure that all cavities are properly insulated.
 Wallties to be stainless steel twist type, provided at 750mm centres, horizontally, 450mm vertically and staggered using additional ties at openings.
 Provide stepped d.p.c. and cavity trays over window heads to exposed gables.
 Internal walls to be built in blockwork as before on 450 x 200mm concrete foundations (1:2:4 mix) and have skim finish throughout.
 All foundations to be taken down to a firm bearing strata, 760mm minimum below finished ground level.
 Skirting board throughout to be 100 x 19mm moulded redwood finished with coat of wood stain and two coats of clear varnish.
 External walls to have finish as detailed on plans.
 Provide raised plaster quoins and bands around windows and doors, finished with snowcrete and silver sand as per plans.
 Provide smooth plaster plinth, painted as detailed on plans

FLOOR CONSTRUCTION

Floor throughout dwelling to be 100mm sand/cement screed on 500 gauge visqueen vapour barrier on 38mm high density polystyrene insulation on 100mm site concrete on 1200 gauge visqueen d.p.m on hardcore mechanically compacted in 225mm layers to a maximum depth of 600mm.
 Provide 100mm minimum depth of hardcore.
 Ensure d.p.m. is overlapped and bitumen bonded to wall d.p.c.
 Garage and stables floor to consist of 100mm concrete on 1200 gauge d.p.m. on 50mm dust blinding on hardcore as before.
 Provide 1:12 concrete ramp to garage door and stables doors.

FIRES AND CHIMNEYS

All structural timbers to be 38mm minimum away from face of chimney breasts. Fit rebated liners to B.S. 1181 to full height of flues and 200mm diameter clay pots on played chimney cappings, with No.4 lead flashing around chimneys. Provide preformed horizontal lead tray to chimneys to discharge just above lead flashing.
 All lead to be first coated with bitumen to avoid staining of roof finish.
 Chimney breasts in roofspace to be plastered to full height.
 Chimneys to be finished as for external walls with Medusa waterproof additive in render.
 Provide high output back boilers to fires in both Lounges which shall heat the domestic water supply only.
 Oil burners to be positioned in external compartments where shown on site plan. Contractor to allow for fitting fire surrounds.

WINDOWS AND DOORS

Provide reinforced concrete lintels with d.p.c. over all new openings in walls in accordance with lintel schedule.
 Insert d.p.c. at all jambs and sills of new openings in external walls.
 Provide 35mm polystyrene insulation at heads, jambs and sills of all new openings in external walls as shown on standard detail 7.
 Windows to be pvc framed, double-glazed windows as indicated on elevations, having rubber seals at all opening sashes.
 Provide obscure glass to Bathroom window.
 Any glazing to internal pane of windows within 800mm of floor level to have safety glass to class C of B.S. 6206. Glazing internal and external to the front door, adjacent windows and rear door, to be as before described.
 Provide Glidvale trickle ventilators, having a total area of not less than 8000mm², to all windows fitted in accordance with manufacturer's specifications except for Kitchens, Utility room, Ensuites, Shower Room, Bathrooms which shall have 4000mm².
 Internal doors to be 838 x 1981mm white 6no. pressed panel type doors.
 Front door to be pvc framed with raised and glazed panels as indicated.
 Rear doors to be pvc framed with raised and glazed panels as indicated.
 Fit rubber seals to all external door frames.
 Provide 63 x 19mm moulded redwood architraves throughout.

21/08/06 AMENDED TO COMPLY WITH BUILDING CONTROL REQUIREMENTS

DRAWING TITLE	EAST & WEST ELEVATIONS		
---------------	------------------------	--	--

PROJECT	PROPOSED SINGLE STOREY, SEMI DETACHED DWELLINGS, INCORPORATING UNIT OF ACCOMMODATION FOR DISABLED PERSON AND SEPARATE UNIT FOR CARER WITH DOMESTIC GARAGE AND DOMESTIC STABLES AT SITE 40M NORTH OF 77 BOTERA ROAD, OMAGH		
---------	---	--	--

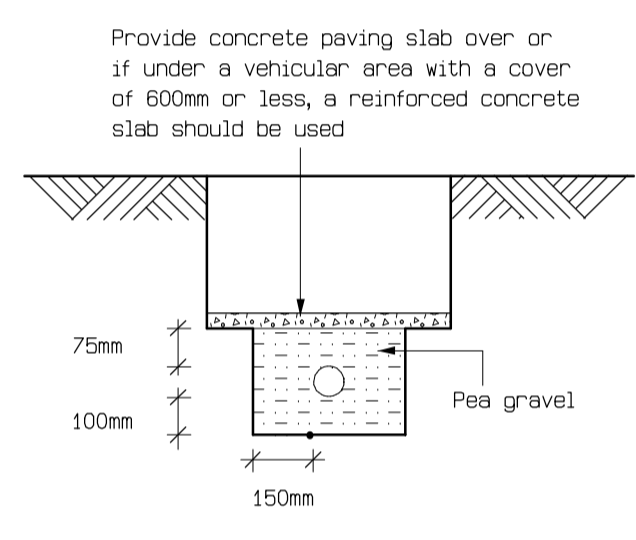
CLIENT	MR. GARRY KELLY		
--------	-----------------	--	--

DRAWING NUMBER	K-124-04		SCALE: 1:50
	DRAWN BY: S.K.	CHECKED BY:	

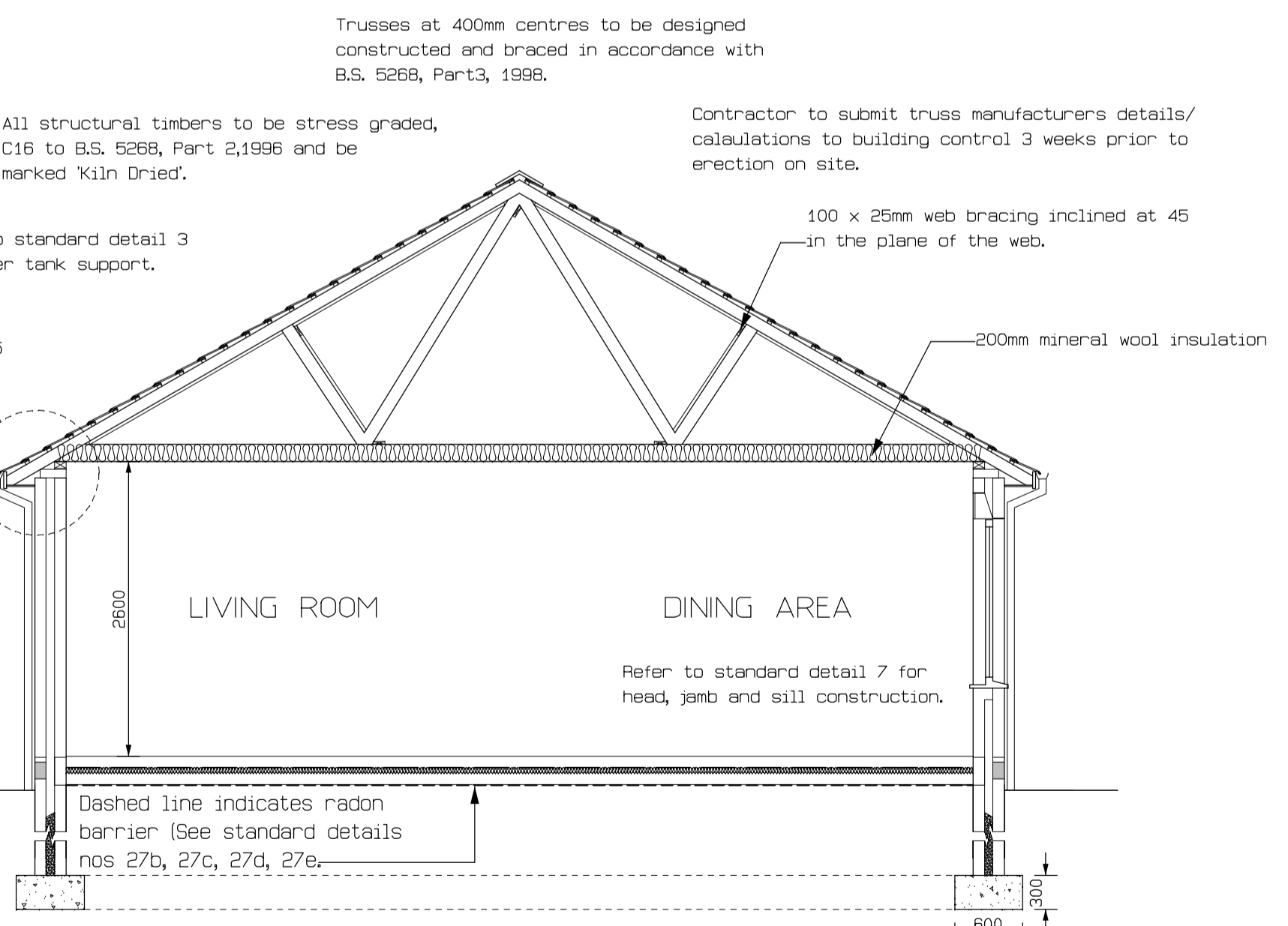
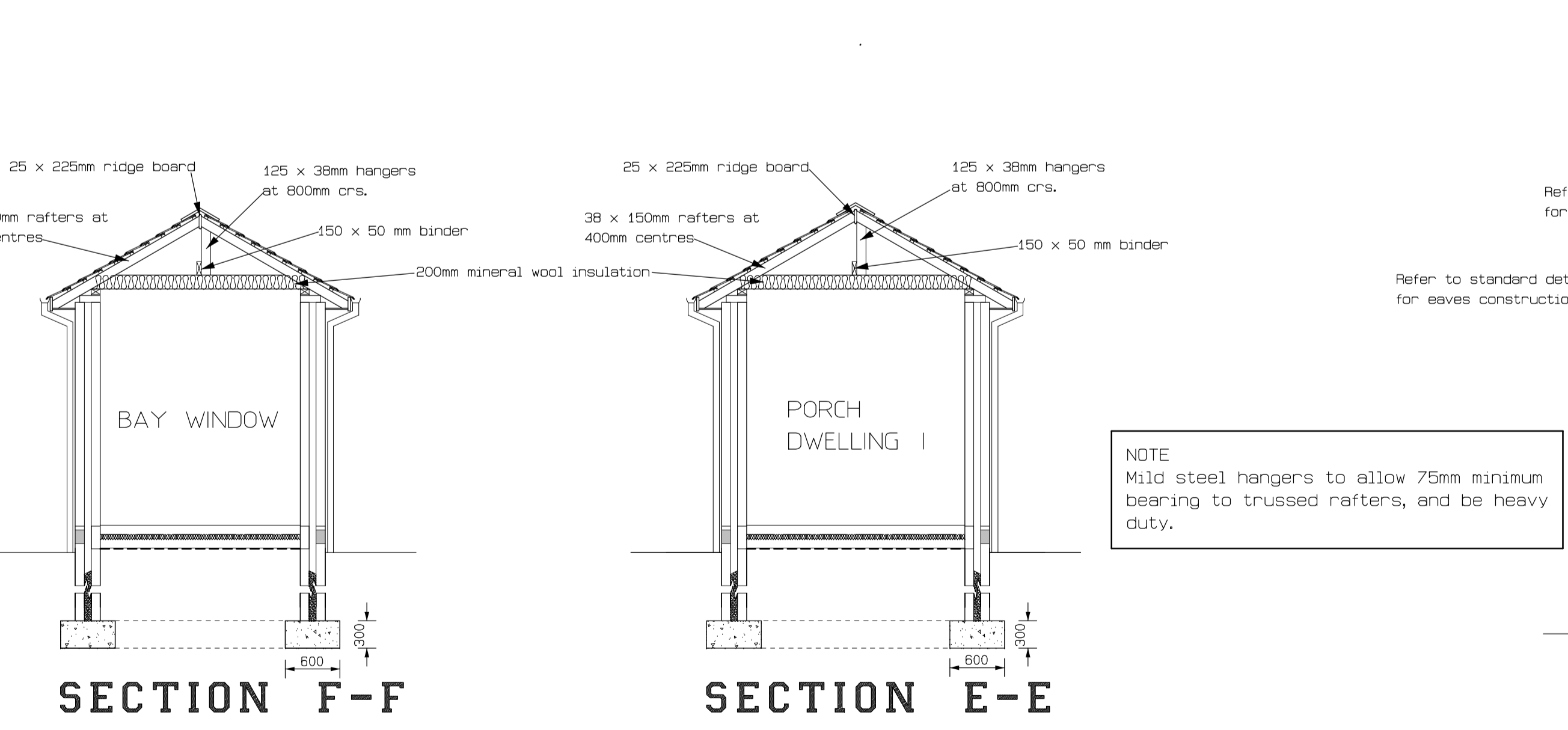
McCormick Design
 ARCHITECTURAL CONSULTANTS & PLANNING SUPERVISORS
 1, OMAGH ROAD, NEWTOWNSTEWART, CO. TYRONE BT78 4AR
 Telephone: 028 8166 1835 / 07774114602 Fax No. 8166 2595
 E-Mail mccormickdesign1@aol.com
 L.C.J. McCormick, MASI MFPCS MCIOB



EAST ELEVATION



DETAIL SHOWING PROTECTION OF DRAINAGE PIPES



SECTION A-A

All foundations to be taken down to a firm bearing strata 760mm min. below finished ground level. These foundations have been designed to be adequate if bearing on the subsoil type I111 or better as defined in table 5.1 of technical booklet D to the Building Regulations NI 1994. If subsoil of this type is not found at normal depths an alternative foundation design will be required and the contractor will be responsible for reporting same.